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25 SEP 1984

Chronology and Status of New Building Project

Planning for construction of a new Headquarters building began in the spring of 1981. By fall, a Master Development Plan had been produced, a building site selected, and Agency approval to design a building secured. On 2 December, the involvement of area residents in New Building-related planning began with the presentation of an overview of the Master Development Plan to the McLean Citizens Association.

The early part of 1982 was devoted to receiving preliminary National Capital Planning Commission (NCPC) approval of the Agency's Master Plan, continued involvement with the Virginia Department of Highways and Transportation (VDH&T) on designing necessary off-site road improvements, and beginning the process of selecting an architectural and engineering firm to design the proposed building. In mid-April, an agreement between the Central Intelligence Agency (CIA) and the General Services Administration (GSA) was reached which established GSA as the construction contract manager for the project. On 5 August, it was announced that Smith, Hinchman & Grylls of Detroit, Michigan, had been selected as the architects for the proposed building.

On 9 March 1983, the final building design concept was approved by senior Agency management. And by mid-June an agreement between CIA and VDH&T was reached covering improvements to Route 123. Negotiations with local residents continued with a 28 June meeting in the CIA auditorium to address public concerns regarding traffic growth. As a result of that meeting and previously expressed traffic concerns, a committee chaired by CIA with representation from the George Washington Memorial Parkway, NCPC, and several local citizen groups was formed. In early October, the preliminary design for the New Building was presented to the NCPC for approval, and on 1 December the NCPC gave its final approval for the preparation of the site, construction of foundations for the New Building, and the erection of a 2,500-car parking deck.

The early part of 1984 saw a continuation of the dialogue among members of the traffic committee concerning off-site road improvements and traffic management plans. The final plans for the design of the New Building were submitted to the NCPC for approval on 18 April. One week later, a contract was awarded to The George Hyman Construction Company for site preparation and construction of New Building foundations and the parking deck. On 24 May, a groundbreaking ceremony, attended by the President and Vice President of the United States, was conducted. The NCPC gave final approval to all building and site designs on 28 June. On the same date, a contract for the renovation of the Headquarters power plant was awarded to MCI Constructors, Inc.

Work is currently proceeding on the interior layout design of the New Building and preparing the material required to let a contract for the actual erection of the New Building. Current construction activities are on schedule, and it is expected that a contract for construction of the New Building will be awarded in early 1985.

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